

APPENDIX G

Cultural Heritage Evaluation Report Percy and Olive Joyce House 2370 Sovereign Street, Oakville, Ontario



2370 Sovereign Street, 2024. Source: *Town of Oakville, Planning Services staff photo*

Town of Oakville
Heritage Planning
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1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The subject property is located at 2370 Sovereign Street on the south side of Sovereign Street, east of Jones Street and west of Nelson Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its potential cultural heritage value as a contributor to the Bronte Village historic streetscape.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets three of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

2. Subject Property

The Percy and Olive Joyce House property at 2370 Sovereign Street is located on the south side of Sovereign Street, east of Jones Street and west of Nelson Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. Historically, the subject property made up part of the land identified in William Hawkins' 1834 *Plan of the village of Bronte on Twelve Mile Creek* as Lot 10 in the 3rd Range, on the south side of Sovereign Street. The property contains a circa 1912 one-and-a-half storey vernacular frame cottage.



3. Background Research

Design and Physical Value

The Percy and Olive Joyce House at 2370 Sovereign Street is a one-and-a-half storey vernacular frame house, which was built circa 1912. The house has design and physical value as a representative example of an early 20th century Oakville vernacular frame workers' cottage.



Front elevation of the house, 2024. Source: Town of Oakville, Planning Services staff photo

Vernacular Houses

A vernacular home is one that is built with local resources and in local styles, often influenced by popular styles elsewhere in the region or Europe, but made to suit either the different weather conditions, purposes for the structure, or the available resources. Often, they do not fit into one architectural style, but were constructed with unique features of various styles.

Mail-Order Houses

In the early 20th century, kit homes became more common as materials and construction techniques became more standardized. Materials could be mass-produced and provided to customers at reduced costs than with custom homes. Sears, Roebuck and Company had one of the largest mail-order programs, offering over 400 styles of houses. While some designs were grand and elegant homes, the most popular were modest but quaint homes for

the average middle-class family. Homes could also be customized by owners with, for example, different window layouts, more or fewer porches, different interior layouts, and different materials.¹

The design below is from the Sears, Roebuck and Company from their 1915-1920 catalogue. This simple design could be customized with porches, dormers and decorative architectural elements, or could be left plain at a lower cost. The subject house may have been a kit house ordered from a company such as Sears, Roebuck and Co. Alternatively, it could have been designed and built locally using a similar design to the home seen below.



Mail-order kit houses from Sears, Roebuck and Company. *Source: searsarchives.com*

The subject house is a one-and-a-half storey frame house with a hip roof and square footprint. Multiple additions have been added to the house over the years, with no confirmed dates. These include: two large dormers on the east and west sides of the roof; two hip-roofed one-storey wings; and two shed-roof one-storey wings that may have originally been porches that were later enclosed.

The front elevation retains its historic design and layout with a central single front door flanked by two single windows. The house contains a mix of historic wood windows, including some 2/2 and 1/1 wood sash windows, as well as some more contemporary vinyl windows. Many of the windows are finished with simple wood trim. The house originally had wood siding, but this has been covered in horizontal vinyl siding in recent decades. Aluminum fascia and soffits have replaced or covered original wood equivalents. The house sits on a foundation that is a mix of concrete and rubble stone.

¹ "What is a Sears Modern Home," Sears Archives, <http://www.searsarchives.com/homes/index.htm> (accessed 17 May 2024)



Close-up of one of the historic 2/2 wood sash windows, 2024. Source: Town of Oakville, Planning Services staff photo



West elevation of the house with contemporary dormer, 2024. Source: Town of Oakville, Planning Services staff photo



South elevation of the house showing rear wings added to the original house, 2024. Source: Town of Oakville, Planning Services staff photo



East elevation of the house with contemporary dormer, 2024. Source: Town of Oakville, Planning Services staff photo

The property is narrow and long. The rear yard contains open space, some mature trees and a detached garage built in 1988.²



View of the large, deep property with non-historic detached garage, 2024. *Source: Town of Oakville, Planning Services staff photo*

² Town of Oakville Building files.

Historical and Associative Value

The property at 2370 Sovereign Street is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation (MCFN or simply “the Mississaugas”). In 1805, the Mississaugas and the Crown reached a provisional agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods; were promised the sole right of the fisheries in the Twelve Mile Creek (Bronte Creek) and Sixteen Mile Creek along with the possession of each creek’s flats; and they reserved the sole right of fishing at the Credit River and retained a 1-mile (1.61 kilometre) strip of land on each of its banks.³



Samuel Wilmot’s Trafalgar, Plan of the Second Township, In the Tract of Land lately Purchased from the Mississauga [sic] Indians. Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

The agreement was negotiated when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline.⁴ This put the Mississaugas into “a more

³ “Head of the Lake Treaty, No. 14 (1806).” *Mississaugas of the Credit First Nation*, <https://mncfn.ca/head-of-the-lake-treaty-no-14-1806/>. 4 Nov. 2020.

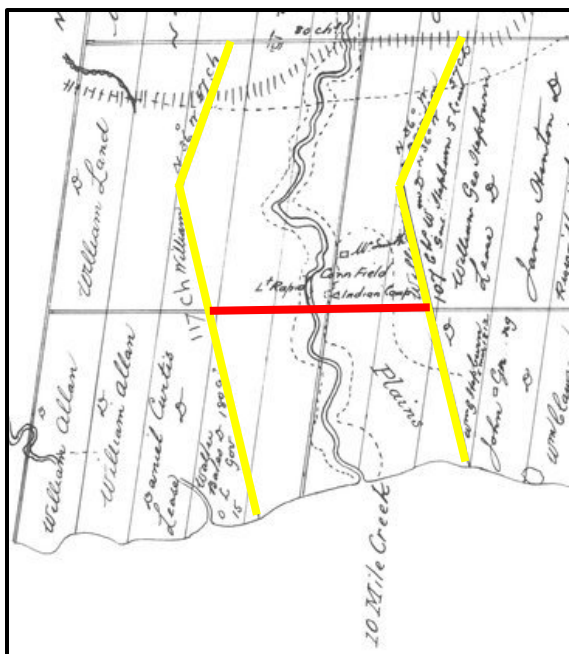
⁴ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwevin: The Oakville Truth Project, Feb. 2023, pg. 7.

compromised position” from which to negotiate.⁵ The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁶

In June 1806, three months before Treaty No. 14 was finalized, Deputy Provincial Surveyor, Samuel Street Wilmot completed his plan called “*Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the Mississauga [sic] Indians*”. The survey was completed to facilitate European settlement. Unusually, Wilmot’s plan does not show the land to be set aside for the Mississaugas along the Twelve and Sixteen Mile Creeks, possibly because it was completed before the treaty was finalized.

Settlers started arriving in the area circa 1806, around the time Wilmot was undertaking his survey. After the area was surveyed, settlements were established throughout Trafalgar Township. In the southern part of the township the villages of Oakville and Bronte began to grow, at the mouths of Sixteen Mile Creek and Twelve Mile Creek, respectively.

In February 1820, fourteen years after signing Treaty No. 14, the Mississaugas and the Crown entered into a subsequent treaty, Treaty No. 22, which stipulated that in exchange for ceding “about 20,000” acres of their land to the Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the proceeds from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks would be “used to instruct the Mississaugas in the rudiments of the Christian religion and to provide education for their children.”⁷



On the 1806 plan (left), the lands covered by Treaty No. 22 lay between the two yellow lines. The future village of Bronte, including the location of the subject property, was subsequently established upon the area lying roughly within Lots 29 to 32, in the 4th (or Broken Front) Concession SDS, within the land that lies under the red line.

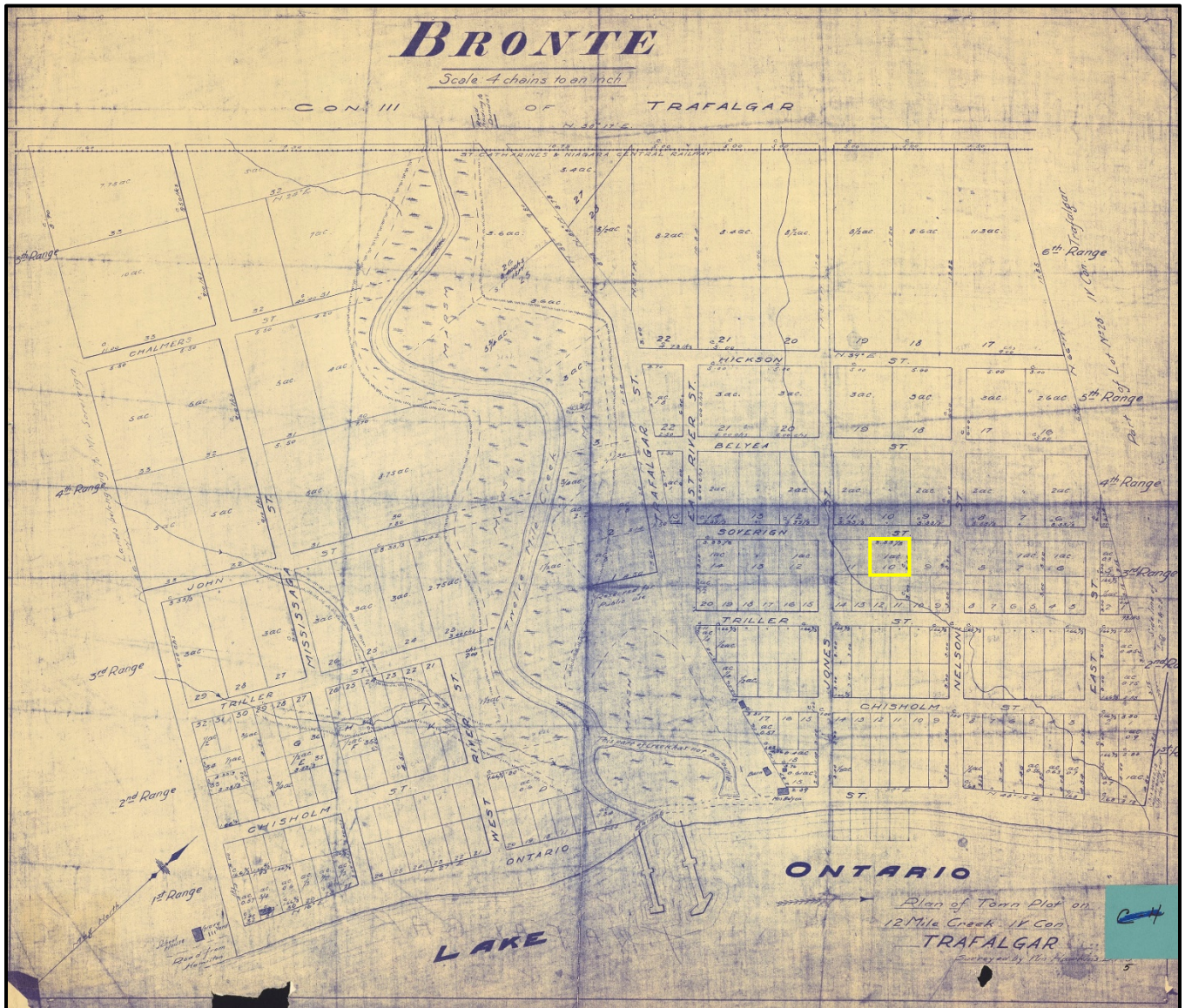
In 1834, 14 years after the Mississaugas had ceded their lands along the Twelve and Sixteen Mile Creeks and the Credit River, Deputy Provincial Surveyor William Hawkins was instructed to survey the lands along Twelve Mile Creek. The result was his *Plan of the village of Bronte on Twelve Mile Creek, con. 4, Trafalgar Township*. With this new survey, the lands upon which the subject property lies became Lot 10, in the 3rd Range east of Twelve Mile Creek, on the south side of Sovereign Street.

Detail of survey showing the tract of land set aside for the Mississaugas along Twelve Mile Creek, later Bronte Creek. (Wilmot, 1806).
Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

⁵ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, pg. 7.

⁶ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, pg. 10

⁷ “12 Mile Creek, 16 Mile Creek and Credit River Reserves, Treaty Nos. 22 and 23 (1820).” *Mississaugas of the Credit First Nation*, <https://mncfn.ca/12-mile-creek-16-mile-creek-and-credit-river-reserves-treaty-nos-22-and-23-1820/>. Accessed 21 Mar. 2024.



William Hawkins' 1834, *Plan of the village of Bronte on Twelve Mile Creek, con. 4, Trafalgar Township*.⁸ 2370 Sovereign Street lies within Lot 10 on the southeast side of Sovereign Street, highlighted in yellow, within Hawkins' plan. Source: Library and Archives Canada

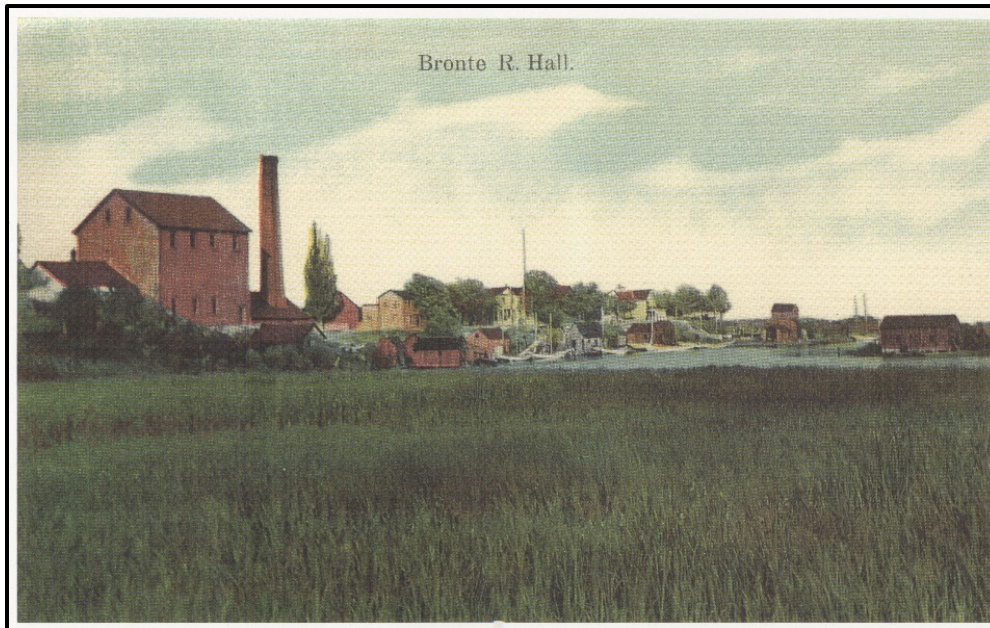
In 1849, Smith's Canadian Gazetteer described Bronte as a "small Village in the township of Trafalgar, on the Lake Shore Road, seven miles from Wellington Square, situated on the Twelve-mile Creek. It contains about 100 inhabitants, grist and saw mills, one store, two taverns, one waggon maker, one blacksmith, one cabinet maker."⁹ By the 1850s, the village had two operating hotels, the Triller House Hotel and Thompson's Hotel, a blacksmith

⁸ *Plan of the village of Bronte on Twelve Mile Creek, con. 4, Trafalgar Township.* / Wm. Hawkins, D.P.S. © Government of Canada. Reproduced with the permission of Library and Archives Canada (2023). *Library and Archives Canada/Department of Indian Affairs and Northern Development fonds/e011205647*

⁹ Smith, William Henry, *Smith's Canadian Gazetteer: Comprising Statistical and General Information Respecting All Parts of the Upper Province, Or Canada West ... With a Map of the Upper Province*, Toronto, Published for the author by H. Rowsell, p. 21,

https://books.google.ca/books?id=GkszAQAAIAAJ&printsec=frontcover&source=gbs_ge_summary_r&cad=0#v=onepage&q=Bronte&f=false (accessed 16 August 2021)

shop and the basket factory.^{10, 11} Bronte Post Office was built in 1851. By 1856, the harbour was completed and two years later, “one of the largest grist mills in the province”, Bronte Steam Mill, opened.^{12, 13}



Undated postcard showing Twelve Mile Creek and its flats. Source: *Bronte Historical Society*

Early Bronte settlers included the Sovereign family, who, along with other notable families, were “directly involved with the shaping of Bronte as a town”.¹⁴ Sovereign Street was named after the Sovereigns, one of the earliest families to arrive at the mouth of Twelve Mile Creek, also known as Bronte Creek. Philip Sovereign (1777-1833) and his son Charles Sovereign (1798-1885), were farmers and owned large tracts of land in the Bronte area.

Bronte has a rich and distinct history. In many ways, it is very different from old Oakville. Canadian author, Mazo de la Roche captured the difference in her book, *Possession*, describing Oakville as “sedate, respectable, and very different from the rowdy, good-humoured poverty of Bronte.”¹⁵ Compared to the wealth found in neighbouring Oakville, Bronte was a relatively modest working-class community. Many residents were day labourers who learned to wear many hats, doing anything they could to make ends meet. Although some felt shame in their poverty, Bronte developed as a proud, tight-knit, hard working community. These workers lived in smaller, modest vernacular homes, like the subject house.

¹⁰ The Village of Bronte: Preserving the Past, *Timeline*, [Timeline: The Village of Bronte: Preserving the Past: Multicultural Ontario Collections \(vitacollections.ca\)](https://www.vitacollections.ca/ontario-collections/vitacollections.ca) (accessed 17 August 2021)

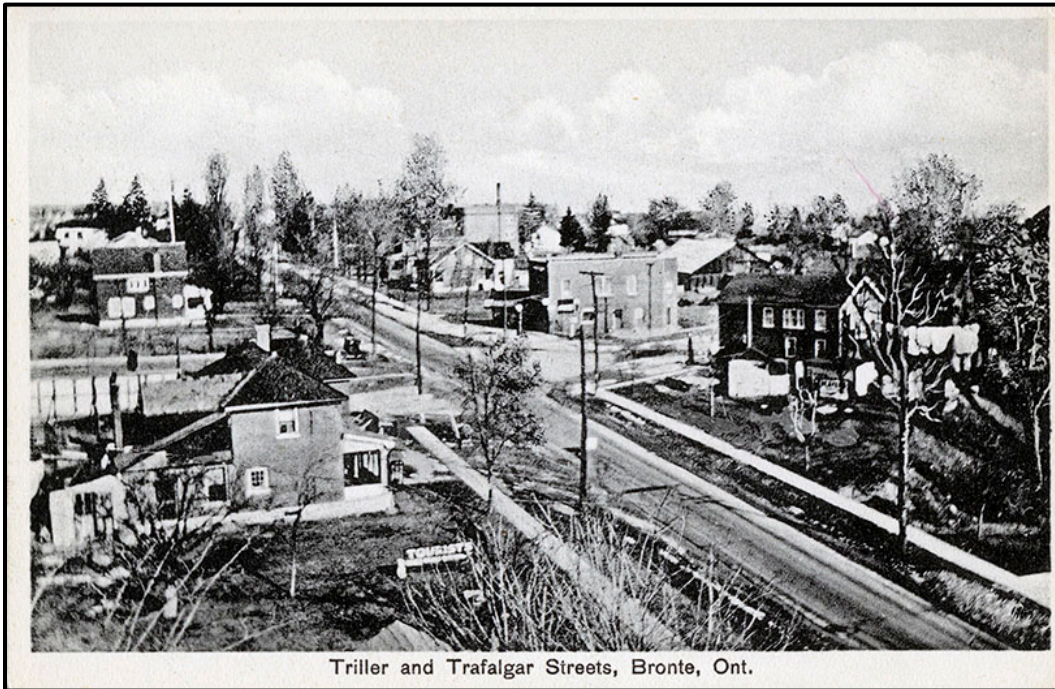
¹¹ Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.

¹² The Village of Bronte: Preserving the Past, *Timeline*, [Timeline: The Village of Bronte: Preserving the Past: Multicultural Ontario Collections \(vitacollections.ca\)](https://www.vitacollections.ca/ontario-collections/vitacollections.ca) (accessed 17 August 2021)

¹³ Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.

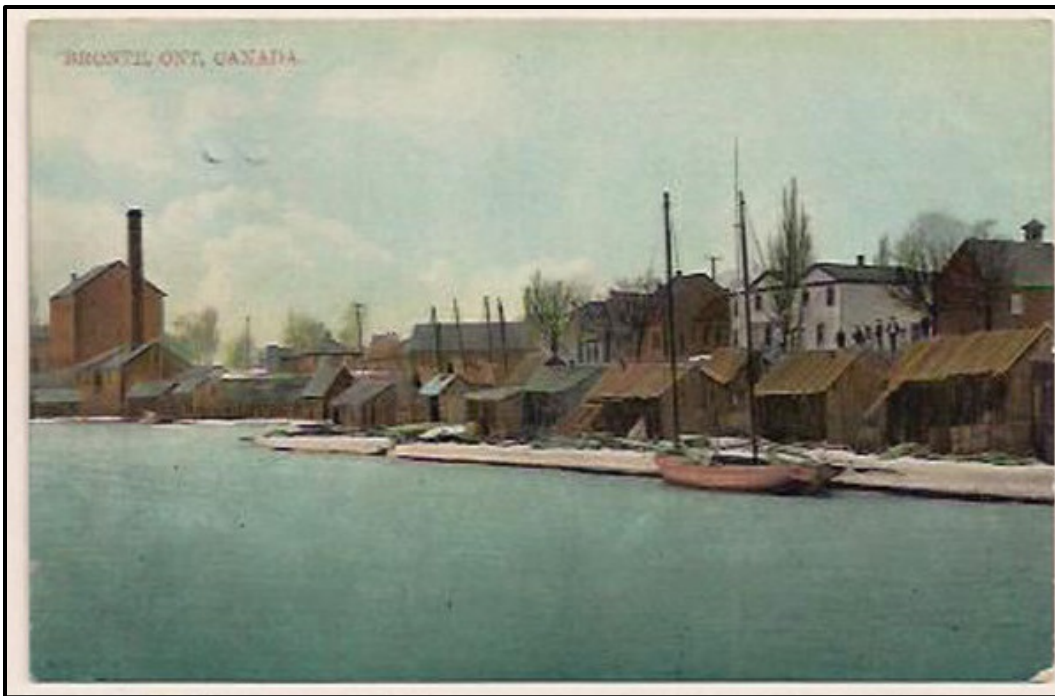
¹⁴ The Village of Bronte: Preserving the Past, *The Sovereign Family & The Sovereign House*, <https://images.oakville.halinet.on.ca/exhibit.asp?id=262&PID=6> (accessed 13 September 2021).

¹⁵ Oakville Memories: Old & New: *Bronte Boys (1920s-1950s)*, [Bronte Boys \(1920s - 1950s\): Oakville Memories: Old & New: Oakville Images \(halinet.on.ca\)](https://www.halinet.on.ca/Oakville%20Memories%20Old%20New%20Bronte%20Boys%20(1920s-1950s).htm) (accessed 16 January 2022).

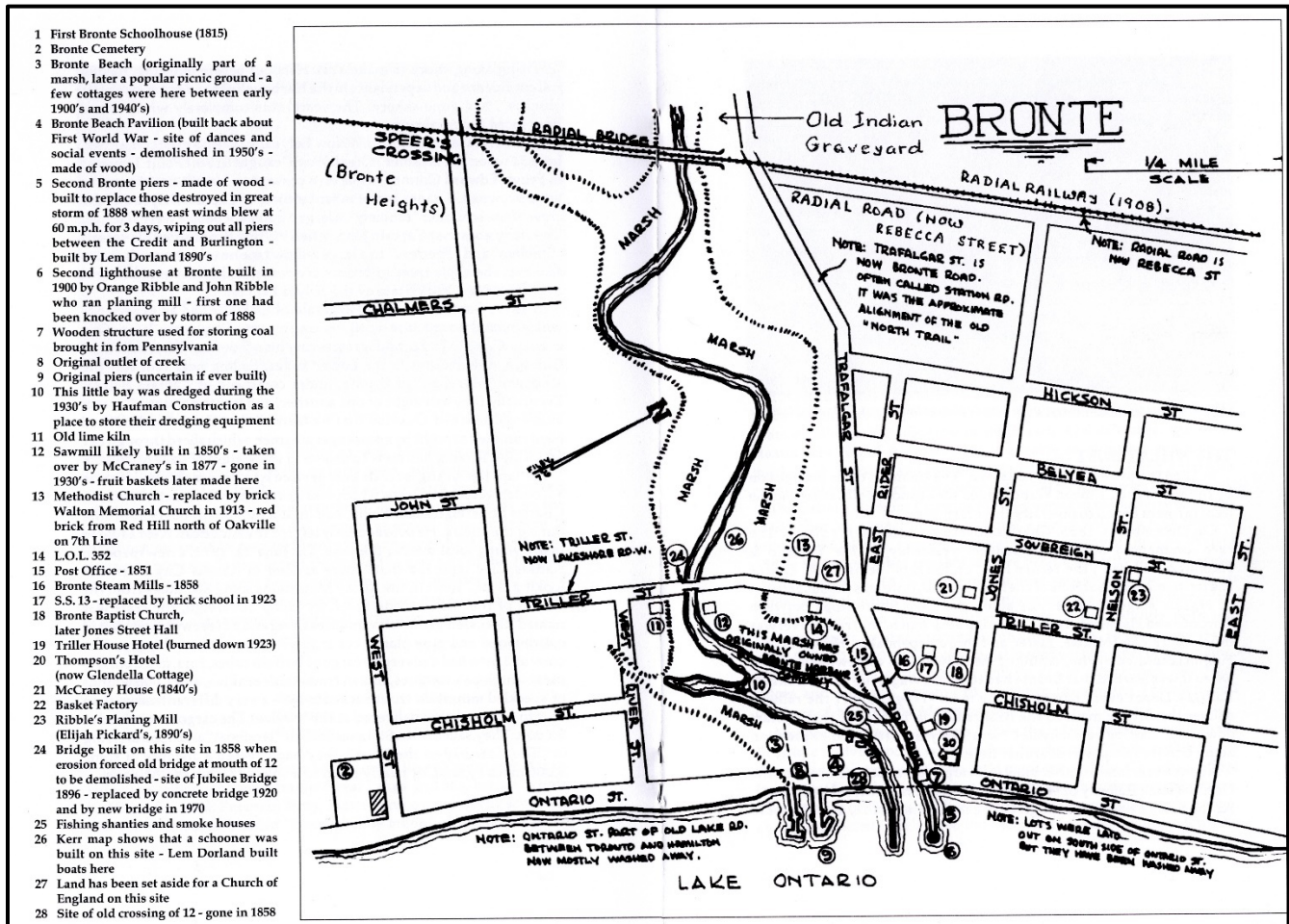


Triller and Trafalgar Streets, Bronte, Ont.

Triller and Trafalgar Streets, later renamed Lakeshore and Bronte Roads respectively, undated. *Source: Town of Oakville Heritage Planning files.*



Hand tinted photograph showing a fishing schooner beside fishing sheds, the 3 storey Bronte Steam Mills on the left, and the Triller House Hotel, identifiable by its cupola, on the right. Circa 1910. *Source: Town of Oakville Heritage Planning files.*



- 1 First Bronte Schoolhouse (1815)
- 2 Bronte Cemetery
- 3 Bronte Beach (originally part of a marsh, later a popular picnic ground - a few cottages were here between early 1900's and 1940's)
- 4 Bronte Beach Pavilion (built back about First World War - site of dances and social events - demolished in 1950's - made of wood)
- 5 Second Bronte piers - made of wood - built to replace those destroyed in great storm of 1888 when east winds blew at 60 m.p.h. for 3 days, wiping out all piers between the Credit and Burlington - built by Lena Dorland 1890's
- 6 Second lighthouse at Bronte built in 1900 by Orange Ribble and John Ribble who ran planing mill - first one had been knocked over by storm of 1888
- 7 Wooden structure used for storing coal brought in from Pennsylvania
- 8 Original outlet of creek
- 9 Original piers (uncertain if ever built)
- 10 This little bay was dredged during the 1930's by Haufman Construction as a place to store their dredging equipment
- 11 Old lime kiln
- 12 Sawmill likely built in 1850's - taken over by McCraney's in 1877 - gone in 1930's - fruit baskets later made here
- 13 Methodist Church - replaced by brick Walton Memorial Church in 1913 - red brick from Red Hill north of Oakville on 7th Line
- 14 L.O.L. 352
- 15 Post Office - 1851
- 16 Bronte Steam Mills - 1888
- 17 S.S. 13 - replaced by brick school in 1923
- 18 Bronte Baptist Church, later Jones Street Hall
- 19 Triller House Hotel (burned down 1923)
- 20 Thompson's Hotel (now Glendella Cottage)
- 21 McCraney House (1840's)
- 22 Basket Factory
- 23 Ribble's Planing Mill (Elijah Pickard's, 1890's)
- 24 Bridge built on this site in 1858 when erosion forced old bridge at mouth of 12 to be demolished - site of Jubilee Bridge 1896 - replaced by concrete bridge 1920 and by new bridge in 1970
- 25 Fishing shanties and smoke houses
- 26 Kerr map shows that a schooner was built on this site - Lem Dorland built boats here
- 27 Land has been set aside for a Church of England on this site
- 28 Site of old crossing of 12 - gone in 1858

Bronte Village map from *The History of Bronte Village*, 1976. The village east of the creek was dominated by industrial and commercial concerns while the west side of the village, west of the creek, was predominantly the location of residences and cottages.

Source: Philip Brimacombe

Lifelong resident, Bill Cudmore recalled the poverty many in Bronte experience during the early 20th century, explaining that residents' dark humour helped them get through the hardship and rugged times. Cudmore recalled that life on the family farm included chores "like cutting asparagus before school and milking the cows after school." ¹⁶ As a teenager, he signed on to Jack Osborne's fishing boat, describing fishing as "a dirty, cold, hard, miserable, mean way to make a living," adding that there was "nothing nice about it." ¹⁷

"Bronte, as I remember it, was a working class village, where the object of most people was to have a job tomorrow - clean some nets, paint a house, or maybe get a job at the basket factory for a week. It was looked on by Oakville as a low class area," Bill recalled. ¹⁸

Another lifelong Bronte resident, Ken Pollock knows first hand how cruel the lake can be. He remembers his father and uncles, "fishermen and mariners to the bone" would be "up before dawn and out on the lake, winter and summer, just to make ends meet." ¹⁹

¹⁶ Oakville Memories: Old & New: *Bronte Boys (1920s-1950s)*

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.



Bronte Harbour, 1910. Source: *Town of Oakville Heritage Planning files.*

By the mid-20th century, many people remembered Bronte as being a wonderful place in which to live and grow up. A former resident described their experience of the village as a “very small town where everyone knew each other.”²⁰ There were farms and open fields, and the beach was nearby without fences between properties, allowing children large areas in which to roam.²¹ People lived in small homes and made do.



Undated image of a postcard of “The Beach” at Bronte, Ontario. Source: *Town of Oakville Heritage Planning files.*

²⁰ Interview, Bronte Historical Society volunteer, 20 October 2021

²¹ *Ibid.*

Between the two World Wars, as the local commercial fishing industry was winding down, Bronte enjoyed a period of popularity as a summer resort area. Small cottages were developed around the lakefront and some local homeowners even left the area for the summer months, renting their homes to vacationing Torontonians to earn extra income.²² Soon, summer cottagers, some from as far away as Texas, were enjoying the area's fresh air, cool lake breezes, and Bronte Beach. While the area west of the harbour was developed with these cottages, the residential area on the east side of the harbour, which includes the properties along Sovereign Street, remained home to local working-class families.

In the early days of Bronte, the property at 2370 Sovereign Street was part of a larger parcel of land, which was sold and subdivided many times.

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period of time.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	Lot 10	1820-1856
John Belyea	Lot 10	1856-1875
Mary Ann Belyea, widow	Lot 10	1875-1882
Samuel Adams	Lots 10	1882-1899
Jeremiah Adams, James R. Johnston, Eliza Adams, Josephine Johnston	Lot 10	1899-1901
William Davidson	Lot 10	1901-1910
Permenus Osborne	Lot 10 + another lot	1910-1911
Thomas William Page	Part of Lot 10 Lot 3	1911-1915
Wilbert R. (or A.) Gilliam	Part of Lot 10 Lot 3	1915-1922
Dixon and Julia Sharpe	Part of Lot 10 Lot 3	1922-1923
James Percival Joyce	Part of Lot 10	1923-1950
Olive Lorene Joyce	Part of Lot 10	1950-1972
Minnie Elta McDougall	Lot 164, Plan M7	1972-1976
Harold Murray and Linda Anne Dinning	Lot 164, Plan M7	1976-1985
Brenda Lynn Stratton	Lot 164, Plan M7	1985-2005
Alakesan Subbaiyan	Lot 164, Plan M7	2005-2005
2078506 Ontario Inc.	Lot 164, Plan M7	2005-2009
Current owner	Lot 164, Plan M7	2009-present

In November 1856, the Crown granted Lot 10 and the adjoining Lot 11 to John Belyea (1814-1875), a ship captain whose family was originally from New Brunswick.^{23, 24}

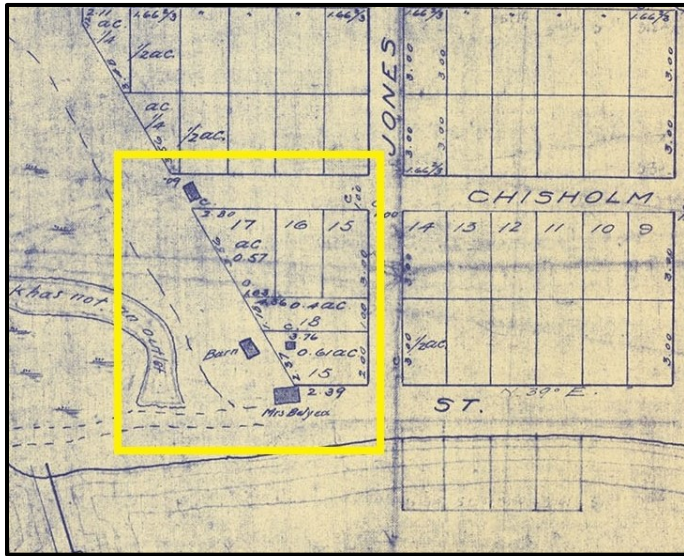
²² Town of Oakville, *Heritage Research Report: 3065 Seneca Drive*, 2011, 4.

²³ LRO Patent, dated 17 November 1856, between the Crown and John Belyea.

²⁴ "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," *FamilySearch*

(<https://www.familysearch.org/ark:/61903/1:1:FQQT-PXM> : Sun Mar 10 07:41:01 UTC 2024), Entry for John Belyea, 07 Oct 1875.

1882, which she sold along with the adjoining lot, Lot 11, to Samuel Adams (ca.1818-1895), thus ending the Belyea family's 26 years of ownership.^{32, 33}



William Hawkins' 1834, *Plan of the village of Bronte on Twelve Mile Creek*, showing Isabella Belyea's homestead and two barns in the road allowance, highlighted in yellow. Source: *Library and Archives Canada*

Samuel Adams was a free Black man who came to Bronte with his family, sometime in the mid-1850s.^{34, 35} Adams, a successful blacksmith who was originally from Maryland, came from a family of successful and prosperous blacksmiths, including his younger brother Remus, who has been described as “a 19th century African American entrepreneur and philanthropist”.^{36, 37} Samuel and Remus's father, John Adams, owned a blacksmith shop in Catonsville, Maryland, and after John's death, Samuel and his brothers took over the business.³⁸

Samuel's married his first wife, Martha Hill, in Maryland.³⁹ They came to Canada together and had seven children.⁴⁰ Adams is said to have brought with him a large amount of gold that he had managed to save.⁴¹ With these funds he purchased a blacksmith shop on Belyea Street, “just east of Bronte Road, close to the present site of the Church of the Epiphany, just behind the Bronte Village Mall”.^{42, 43} This was just a block-and-a-half away from the subject house at 2370 Sovereign Street.

³² "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:JKFQ-631> : 2 March 2021), Mary Livingstone in entry for Elijah Clarendon Belyea, 14 Mar 1935; citing Trafalgar, , Ontario, 017467, Registrar General. Archives of Ontario, Toronto; FHL microfilm 2,413,425.

³³ LRO Instrument #3490, being a Bargain and Sale dated 16 January 1882, between Mary Ann Belyea and Samuel Adams.

³⁴ Canadian Caribbean Association of Halton, *Oakville's Black History: Leaders in the Community*, <https://www.ccah.ca/resources.html> (accessed 13 August 2021).

³⁵ *The Canadian County Atlas Digital Project, Full record for Addams, Samuel*, <https://digital.library.mcgill.ca/countyatlas/showrecord.php?PersonID=61696> (accessed 16 August 2021).

³⁶ Interview with Dalyce Newby, great-great-granddaughter of Samuel Adams. 29 December 2021

³⁷ Patch, *Banneker Museum Celebrates Adams, Black History Month*, <https://patch.com/maryland/ellcottcity/banneker-museum-celebrates-adams-black-history-month> (accessed 13 May 2024)

³⁸ Patch, *Banneker Museum Celebrates Adams, Black History Month*

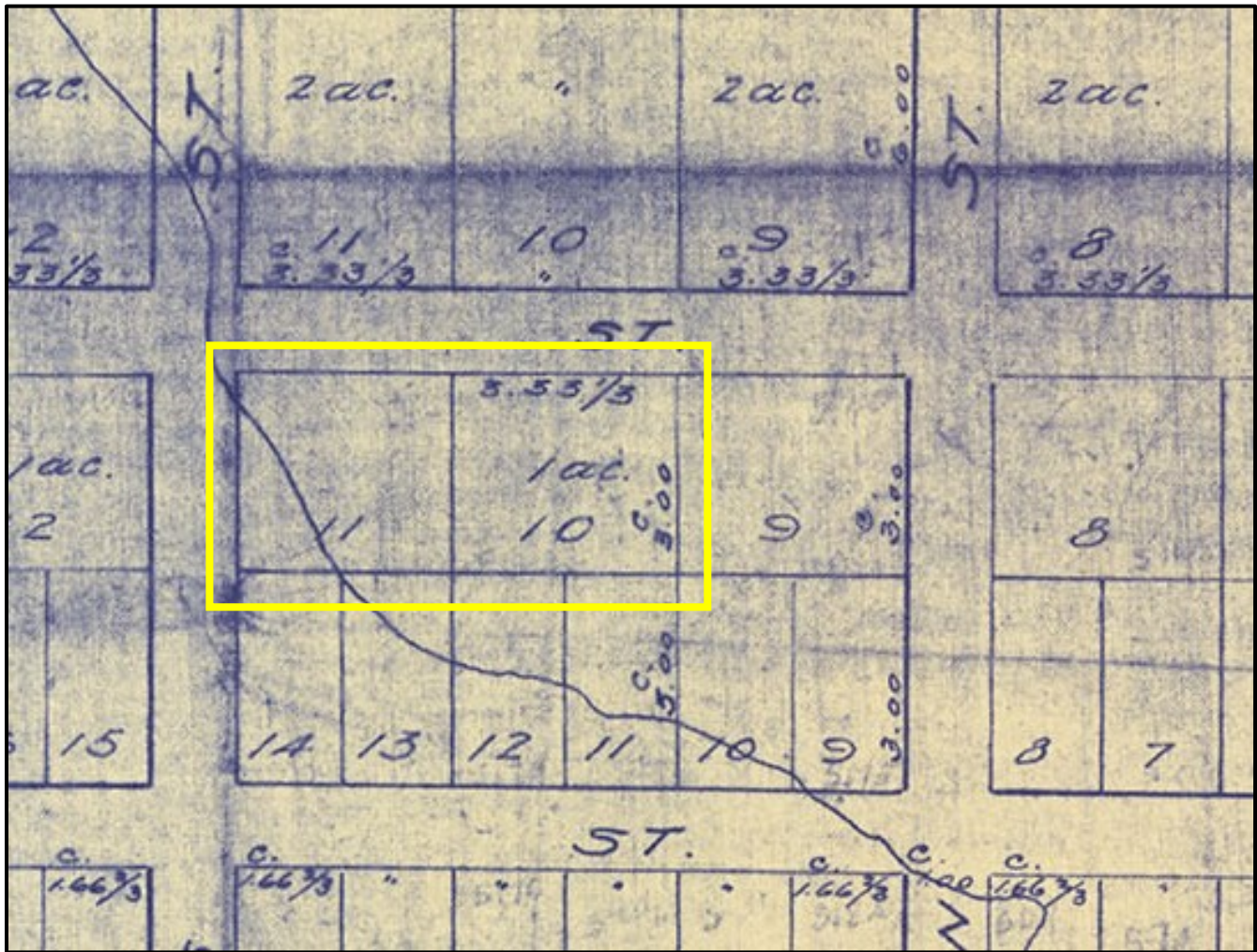
³⁹ Town of Oakville, Oakville Museum, *Samuel Adams and Martha Hill Marriage Record*, photo

⁴⁰ Library and Archives Canada, *Census of 1861*, [Search Results: Census of 1861 - Library and Archives Canada \(bac-lac.gc.ca\)](https://www.bac-lac.gc.ca/Search-Results-Census-of-1861) (accessed 20 January 2022)

⁴¹ Lawrence Hill, Ontario Black History Society, *The Alvin Duncan Interviews, 1991, A Transcription of Seven Hours of Recording with Alvin Duncan in his Home*, page 181.

⁴² Turcotte, Dorothy. *Places and People on Bronte Creek*, 1993. 98.

⁴³ Bronte Historical Society, “A Look Back” *Sam Adams*, Bronte Historical Society newsletter, Spring 1998.



Lots 10 and 11 on the southeast corner of Jones Street (on the west) and Sovereign Street (on the north), highlighted in yellow.
 Source: Library and Archives Canada/Department of Indian Affairs and Northern Development fonds/e011205647

Adams' blacksmith work included shoeing horses and outfitting schooners with hardware.⁴⁴ Adams is also credited with making specialized equipment with which to lift stones from the lake bottom.⁴⁵ Known as a stonehooking rake, it was a long handled tool with hooks at the end, which was used to pry up slabs of stone from the lakebed. There is some indication, but no definitive proof, that Adams not only made these stonehooking rakes, but that he invented it. The stones removed from the lake were subsequently shipped to many destinations, where they were used in building construction. Samuel Adams prospered and at one time was said to be "the biggest land owner in Bronte."⁴⁶ Adams was a philanthropist who offered financial help to enslaved people who were escaping from the United States.⁴⁷

⁴⁴ Turcotte, *Places and People on Bronte Creek*, 98.

⁴⁵ *Ibid.*

⁴⁶ *Oakville's Black History*, Deborah Hudson, Curator of Collections, Oakville Museum at Erchless Estate, 2000.

⁴⁷ Lawrence Hill, Ontario Black History Society, *The Alvin Duncan Interviews, 1991*, pages 178-180.



Samuel Adams, and his son Jeremiah Bewley Adam's father-in-law, Rev. William James Butler (1833-1889), are credited with forming Bronte's British Methodist Episcopal Church which opened in 1875. Its formation led to the 1892 opening of the Turner African Methodist Episcopalian Church. The church still stands at 37 Lakeshore Road West.⁴⁸

Sometime between 1861 and 1863, Samuel's wife Martha must have died and he married Eliza Davis, also from the United States.^{49, 50} Samuel and Eliza purchased the subject property in 1882, and a few months later they granted a mortgage to an Eliza Davison, which was later assigned to William Davidson.^{51, 52} Samuel died in 1895 and in 1899, William Davidson extended the mortgage to Samuel's son, Jeremiah B. Adams (1851-1948) and his son-in-law, James R. Johnston (1855-1927), along with Samuel's wife Eliza Adams, and his daughter Martha "Josephine" Johnston (1885-1961).⁵³ Unfortunately, the family seems to have defaulted on the mortgage in spite of the extension, and William Davidson sued for, and won ownership of the land in October 1901.⁵⁴ This marked the end of the Adams family's 19-year-long ownership of the lands upon which the subject property stands.

Samuel Adams' son, Jeremiah Bewley Adams and Jeremiah's wife, Eliza Grace (nee Butler) Adams, undated
Source: *Dalyce Newby*, great granddaughter of Jeremiah & Eliza (nee Butler) Adams

It seems that William Davidson didn't live on the subject property. Instead, he appears to have rented it to John Hinton, a mariner, along with land on the neighbouring lot, Lot 11, which lies west of the subject property.⁵⁵ Davidson owned the land for a little less than a decade, selling it, and the neighbouring Lot 11, to Permenus Osborne (1843-1920), in June 1910.⁵⁶ Permenus Osborne only owned the land for a year, when, in late June 1911

⁴⁸ The Village of Bronte: Preserving the Past, *Samuel Adams*; <https://images.oakville.halinet.on.ca/262/exhibit/5> (accessed 8 December 2021)

⁴⁹ Archives of Ontario; Toronto, Ontario, Canada; *Registrations of Marriages, 1869-1928* via Ancestry.com, Ontario, Canada, Marriages, 1826-1938

⁵⁰ Library and Archives Canada, *Census of 1881*, [Search: Census of Canada, 1881 - Library and Archives Canada \(bac-lac.gc.ca\)](https://www.bac-lac.gc.ca) (accessed 21 January 2022)

⁵¹ LRO Instrument #3675, being a Mortgage dated 29 September 1882, between Samuel Adams and wife, and Eliza Davison, wife of George Davison.

⁵² LRO Instrument #5983T, being an Assignment of Mortgage dated 31 May 1892, between Eliza Davison, widow, and William Davidson.

⁵³ LRO Instrument #7408V, being an Agreement extending Mortgage, dated 9 December 1899, between Jeremiah B. Adams and James R. Johnston, Executors of the last will and testament of Samuel Adams, deceased. Eliza Adams, Josephine Johnston and the said Jeremiah B. Adams, in his individual capacity; and William Davidson.

⁵⁴ LRO Instrument #7779W, being a Certificate of Vesting Order dated 19 October 1901, between William Davidson, as the Plaintiff, and Jeremiah B. Adams and James R. Johnston, Executors under the Will & Testament of Samuel Adams, deceased. Eliza Adams, Josephine Johnston and Jeremiah B. Adams by original Writ and W. H. Young & W. A. Orr, as the Defendants.

⁵⁵ 1910 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection). John Hinton is paying the tax on 2 acres of land upon Lots 10 and 11 south of Sovereign Street.

⁵⁶ LRO Instrument #10026, being a Bargain and Sale dated 7 June 1910, between William Davidson and wife; and Permenus Osborne.

he began selling off parts of Lot 10. Two of the three parcels Osborne sold were to his sons-in-law, John W. Barnett and Thomas W. Page.^{57, 58, 59, 60}

Thomas William Page (b. ca. 1882) was the son of William Page and Sara Wade. Page married Permenus and Charlotte Osborne's eldest daughter, Maud Jane Osborne (1873-1914) in July 1903.⁶¹ Tax Assessment records indicate that Maud and Thomas Page are the people most likely to have built, or to have commissioned the construction of the subject house. In 1910, when Maud's father Permenus Osborne owned the property, there was no house on the lot, however by 1912, the year after the Pages bought the property, the property contained a house valued at \$600.^{62, 63} In February 1914, Maud Page died a month after giving birth to a son, Nelson Wellington Page, due to complications arising from an infection.⁶⁴ In January 1915, shortly after Maud's death, Thomas Page sold the subject property to Wilbert A. Gilliam.⁶⁵

Another family of note was that of Percy and Olive Joyce. James Lester Percival Joyce (1888-1949), who went by the name Percy, was the son of James Leslie (b. ca. 1856) and Mary Theresa (nee Roberts) Joyce (b. ca 1862).⁶⁶ In December 1923, Percy married Olive Lorene Osborne (1891-1984), the daughter of Charles Richard (1866-1931) and Ethel (nee Warden) Osborne (1873-1924).⁶⁷ Olive Lorene Osborne was Permenus Osborne's great-niece, being the granddaughter of his older brother John Osborne (b. ca. 1830-1915).⁶⁸ Percy and Olive Joyce had three sons: Robert, Ronald, and James Joyce.⁶⁹

The extended Joyce family are a large and well-known Bronte village family. Captain John Joyce is remembered as being one of the area's "old sailors and their families" who looked upon Bronte as a haven in the early days of lake shipping.⁷⁰ And by the late 1800s, after the collapse of the grain trade many Bronte families, including the Joyce and Osborne families, turned to commercial fishing to earn a living. The Joyces first started fishing at Burlington Beach in the 1850s, then they followed the trade as it moved east to Bronte then to Port Credit and later still to

⁵⁷ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KSZ5-RVQ> : Sat Mar 09 18:21:31 UTC 2024), Entry for John William Barnett and George Barnett, 02 Jul 1910.

⁵⁸ LRO Instrument #10757, being a Bargain and Sale dated 28 June 1911, between Permenus Osborne and wife; and John William Barnett.

⁵⁹ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KZBG-8J7> : Fri Mar 08 23:28:26 UTC 2024), Entry for Thos W Page and Wm Page, 01 Jul 1903.

⁶⁰ LRO Instrument # 10453, being a Bargain and Sale dated 28 June 1911, between Permenus Osborne and wife; and Thomas William Page.

⁶¹ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:27DL-LP2> : Sat Mar 09 05:21:53 UTC 2024), Entry for Thomas William Page and William Page, 17 Apr 1920.

⁶² 1910 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

⁶³ 1912 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

⁶⁴ "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:J69K-85Z> : Thu Mar 07 20:30:47 UTC 2024), Entry for Maud May Page and Cornelius Osborne, 1914.

⁶⁵ LRO Instrument #11611, being a Bargain and Sale dated 14 January 1915, between Thomas William Page and Wilbert A. Gilliam.

⁶⁶ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QKM5-X84H> : Sun Mar 10 13:07:30 UTC 2024), Entry for James Percival Joyce and James L Joyce, 27 Dec 1923.

⁶⁷ "Canada, Ontario Marriages, 1869-1927", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QKM5-X84H> : Sun Mar 10 13:07:30 UTC 2024), Entry for James Percival Joyce and James L Joyce, 27 Dec 1923.

⁶⁸ "Canada, Ontario Births and Baptisms, 1779-1899," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:XLT9-CVF> : 13 January 2024), Olive Lorenia Osborne, 1890.

⁶⁹ Page 21. (1949/12/05/, 1949 Dec 05). *Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-21/docview/1425696034/se-2>

⁷⁰ Letourneau Heritage Consulting Inc., *Cultural Heritage Landscape Strategy Implementation – Phase II: Cultural Heritage Evaluation Report: Bronte Harbour and Bronte Bluffs, Oakville, Ontario*, (Oakville: Town of Oakville, 2018), iii.

Main Duck Island, at the eastern end of Lake Ontario. The Joyce family remained in the fishing industry until the 1950s.^{71, 72} The depth of the Joyce families' ties to fishing in Bronte is perhaps best represented by one of the images etched into the Bronte Fishermen's Memorial, which depicts Thomas "Tom" Joyce sitting on the Bronte pier cleaning his fishing nets. The etching is based on a photo of him taken ca. 1930.



Bronte Commercial Fishermen's Memorial, August 2015
Source: Bronte Historical Society



Thomas "Tom" Joyce, ca. 1930s
Source: Oakville Historical Society

Percy and Olive Joyce are notable for being the family who owned the subject property longer than any other of its other owners. They owned and occupied the property for almost 49 years, having purchased it in 1923 and selling it in 1972.^{73, 74} The Joyces also embody Mazo de la Roche's characterization of many Bronte residents as working-class people, of relatively modest means, who did what they had to in order to make ends meet.

At the time of their marriage, Percy was employed as an "electrical operator" and Olive was a "graduate nurse."⁷⁵ Atypical for the time, even after her marriage Olive Joyce seems to have continued to work within her chosen profession. Records show that in 1927, four years after their marriage, Olive was in charge of the Bronte Home and School Club, an organization that, in conjunction with the Red Cross Society, ran a 12-session class on home nursing.⁷⁶

Bronte Home and School Club notice, 5 November 1927
Source: *Toronto Daily Star*

Learning Lessons In Home Nursing

Special to The Star

Bronte, Nov. 5.—An innovation in Bronte, a home nursing class, is to follow the twelve-lesson course outlined for such classes throughout Ontario, by the Red Cross Society. The class has just commenced operations under the auspices of the Bronte Home and School Club, and is in charge of Mrs. J. P. Joyce of Bronte, graduate nurse of Lafayette General hospital, Buffalo.

Miss Winnie Osborne was appointed secretary-treasurer, and Mrs. L. M. Bray and Mrs. John Joyce were chosen captains and the membership of about 20 divided into two sides. Points for attendance, etc., will be awarded. The class is to meet every Wednesday in the public school.

⁷¹ Brimacombe, Philip, *The Story of Bronte Harbour: The Gloucester of Ontario*, The Boston Mills Press, 1976

⁷² Letourneau Heritage Consulting Inc., *Cultural Heritage Landscape Strategy Implementation – Phase II: Cultural Heritage Evaluation Report: Bronte Harbour and Bronte Bluffs*, Oakville, Ontario, (Oakville: Town of Oakville, 2018), iii.

⁷³ LRO Instrument #14885, being a Grant dated 9 October 1923, between Dixon and Julia Sharpe, and J. Percy Joyce.

⁷⁴ LRO Instrument #20162, being a Transfer dated 13 October 1972, between Olive Lorene Joyce and Minnie Elta McDougall.

⁷⁵ "Canada, Ontario Marriages, 1869-1927", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QKM5-X84H> : Sun Mar 10 13:07:30 UTC 2024), Entry for James Percival Joyce and James L Joyce, 27 Dec 1923.

⁷⁶ Page 20. (1927/11/05/, 1927 Nov 05). *Toronto Daily Star* (1900-1971) Retrieved from <https://www.proquest.com/historical-newspapers/page-20/docview/1437273682/se-2>

And, over the course of his lifetime Percy worked at a number of different jobs. As well as the aforementioned electrical operator, he worked at Barrington Rubber Co., and as a fisherman.^{77, 78} In November 1933, while fishing, Percy and “his little helper” were lost on the lake after they experienced engine troubles. Thankfully, the two returned to Bronte “little the worse for their experience.”⁷⁹

Then, just fifteen months later, in February 1935, Percy Joyce was on the other side of the equation, when he was part of a search and rescue party who helped to bring in three Bronte men who spent a night on the lake dealing with waves that were fifteen and twenty feet high, with “treacherous ice-floes”, and the constant fear that the ice would crush the hull of their vessel.⁸⁰

Sought by Fishermen, Boat Returns Safely

(Special Despatch to The Globe.)
Port Credit, Nov. 26. — When a Bronte fishing boat, in charge of Percy Joyce, failed to return last night, it was feared it had been carried out into the lake. A call was sent to Port Credit, and in a few minutes a crew of fishermen set out to search, and went as far as ten miles from shore without finding trace of the Joyce boat. Several hours later it arrived in Bronte, and Joyce stated that owing to engine trouble he had been taken several miles out of his course. He and his helper were little the worse for their experience.

Lost on Lake Ontario. 27 November 1933.⁸¹ Source: *The Globe*

**FUNERAL ON TUESDAY
FOR WILLIAM JOYCE**

Oakville, Dec. 5—Funeral service for William Percival Joyce, 61, lifelong resident of Bronte, will be held from S. S. Russell and Son funeral chapel, Oakville, Tuesday at 2:30 p.m. Interment will take place in St. Jude's cemetery.

Mr. Joyce died Sunday at his residence, Sovereign St., after a brief illness. Son of the late James and Mary Joyce, he was educated in Bronte and Oakville schools. He served on the Trafalgar volunteer fire brigade for over 20 years. He had also served on the Bronte police commission and public school board.

An employee of Barringham Rubber Co. here, he was a member of Oakville Masonic lodge, A.F. and A.M. 460, and Walton Memorial United church, Bronte. He is survived by his widow, the former Olive Osborne, Oakville, and three sons, Robert, Ronald and James, all of Oakville.

The Joyce family can also be said to embody the people who helped to make Bronte the proud, tight-knit, hard working community that it was. Percy Joyce was remembered for his service to the community. He served as a School Board Trustee, on the Bronte Police Commission, and he volunteered on the fire brigade.^{82, 83} He was a member of the Oakville Masonic lodge and was a member of the Walton Memorial United Church.⁸⁴

Percy Joyce passed away in late 1949. In 1950, the property was transferred to his widow Olive, and she remained on the property for a further 22 years.

Percy Joyce's death announcement, which incorrectly identified him as William Percival Joyce. 5 December 1949. Source: *The Toronto Daily Star*

⁷⁷ Page 21. (1949/12/05/, 1949 Dec 05). *Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-21/docview/1425696034/se-2>

⁷⁸ Let us join in this celebration. (1933/11/27/, 1933 Nov 27). *The Globe (1844-1936)* Retrieved from <https://www.proquest.com/historical-newspapers/let-us-join-this-celebration/docview/1351757922/se-2>

⁷⁹ Ibid.

⁸⁰ Dalgleish, O. (1935/02/04/, 1935 Feb 04). All Bronte Rejoices As Fishermen Rescued: Nineteen Hours of Peril on Ice-Floes Ends Happily When Marooned Men Brought Ashore. *The Globe (1844-1936)* Retrieved from <https://www.proquest.com/historical-newspapers/all-bronte-rejoices-as-fishermen-rescued/docview/1351897893/se-2>

⁸¹ Page 21. (1949/12/05/, 1949 Dec 05). *Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-21/docview/1425696034/se-2>

⁸² Page 18. (1928/01/09/, 1928 Jan 09). *Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-18/docview/1437341710/se-2>

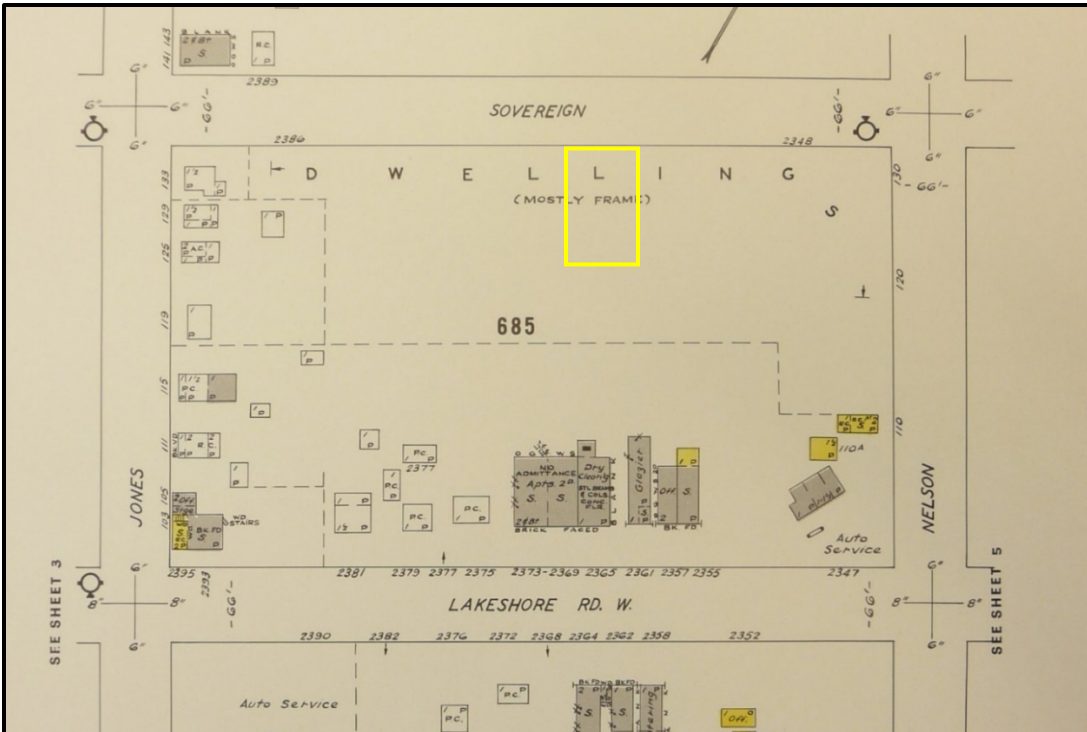
⁸³ Page 21. (1949/12/05/, 1949 Dec 05). *Toronto Daily Star (1900-1971)* Retrieved from <https://www.proquest.com/historical-newspapers/page-21/docview/1425696034/se-2>

⁸⁴ Ibid.



2370 Sovereign Street, Bronte in 1962.

Source: McMaster University aerial photo collection⁸⁵



1967 fire insurance map shows the general area where the subject property lies, as identified by the label "Dwellings (mostly frame)".

Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, March 1967.

⁸⁵ "[Queen Elizabeth Way and Highway 2 corridor, 1962] : [Flightline J2394-Photo 82]", McMaster University Digital Archive, <https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A79980>, (accessed 17 May 2024)

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually and historically linked to its surroundings, an early 20th century working class neighbourhood characterized by modest vernacular homes. Historically, the streetscape of Sovereign Street was defined by smaller homes on large lots, with small front yard setbacks. In recent decades, many of these homes have been replaced with much larger contemporary homes with deep front yards that have changed the historic rhythm and character of the street. However, several of these historic modest homes remain, including 2370 Sovereign Street. Together, these remaining buildings are important remnants of Bronte's late 19th and early 20th century residential development, which was defined by modest vernacular homes built for Bronte's working class.

As part of the larger downtown Bronte area, this street will continue to evolve with new homes and more density. The conservation of the front of the house at 2370 Sovereign Street will ensure that this important streetscape of humble, simple buildings will be retained along the south side of Sovereign Street, despite new continuing change and intensification within and around the subject property.



Aerial view of 2370 Sovereign Street. 2021. Source: Town of Oakville, GIS



Looking southwest towards 2370 Sovereign Street. March 2022. Source: Google Street View



Looking southeast towards 2370 Sovereign Street. March 2022. *Source: Google Street View*



Looking north from 2370 Sovereign Street to the newer larger houses across the street. March 2022. *Source: Google Street View*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The Percy and Olive Joyce House is a representative example of a circa 1912 vernacular frame workers' cottage.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property has direct associations with the theme of late 19 th and early 20 th century residential development for working class residents in the Bronte village downtown area.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield any significant information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The property does not demonstrate or reflect the work or ideas of any significant person.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The historic character of the area has been altered in recent decades.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The house is physically, functionally, visually and historically linked to its surroundings, an early 20 th century working class neighbourhood characterized by modest vernacular homes.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The Percy and Olive Joyce House property is located at 2370 Sovereign Street on the south side of Sovereign Street, east of Jones Street and west of Nelson Street. The property contains a circa 1912 one-and-a-half storey vernacular frame cottage.

Design Value or Physical Value:

The Percy and Olive Joyce House has design and physical value as an early 20th century Oakville vernacular frame workers' cottage. The house may have been designed and built locally or could have been a kit house from a mail-order company. The house is one-and-a-half storeys with a hip roof and square footprint. The front elevation retains its historic design and layout with a central single front door flanked by two single windows. The house contains a mix of historic wood windows, including some 2/2 and 1/1 wood sash windows, finished with simple wood trim. While some windows and the cladding has been modernized over time, the house retains its historic form and overall fenestration.

Historical Value or Associative Value:

The Percy and Olive Joyce House has cultural heritage value because of its direct associations with the theme of late 19th and early 20th century residential development for working-class residents in the Bronte village downtown area. Together with a few nearby houses on Sovereign Street, the subject house is one of the few remaining early 20th century homes in the area and is a physical reminder of this working-class history. The property is also historically associated with its former long-term owner, the Joyce family, who contributed to the local Bronte community in a variety of ways.

Contextual Value:

The Percy and Olive Joyce House has cultural heritage value because it is physically, functionally, visually and historically linked to its surroundings, an early 20th century working class neighbourhood characterized by modest vernacular homes. Historically, the streetscape of Sovereign Street was defined by smaller homes on large lots, with small front yard setbacks. Several of these historic modest homes remain, including 2370 Sovereign Street. Together, these remaining buildings are important remnants of Bronte's late 19th and early 20th century residential development, which was defined by modest vernacular homes built for Bronte's working class.

Description of Heritage Attributes

Key attributes of the Percy and Olive Joyce House that exemplify its value as an early 20th century vernacular frame cottage, as they relate to the west, north and east elevations of the original one-and-a-half storey house, include:

- The square form and low massing of the structure with its low-sloped hip roof;
- The fenestration of the front elevation with a central single door flanked by two single windows;
- The presence of 1/1 windows matching the style of the original windows; and
- The presence of horizontal siding.

6. Conclusion

This property meets three of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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